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APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G.PURUSHOTHAMAN.BE, M.Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number – Application Number : SWP/BPA/221385/2024

Subject : **Residential Building** – DTCP, Chennai – Coimbatore Local Planning Area - Coimbatore District - Coimbatore North Taluk / Corporation – Saravanampatty Village – S.F.Nos: 399/2A1A3 for an extent of site area is 6760.60 sq.m. – Existing Approved Residential building with Revised Construction of Club House for FSI area 5157.94 sq.m. – Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference :**
1. M/s. C.Sundaraswamy and Two Others (Owners), M/s. Brahmha Founndattion (POA), Online Application Reference No. SWP/BPA/221385/2024, Received Dated:10.05.2024, 12.06.2024, 10.07.2024 & 09.10.2024
 2. Director of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter Received on Dated: 28.10.2024
 3. Member Secretary, Coimbatore Local planning authority, Letter Roc.No: 3250/2019/LPA-3, Dated: 29.05.2020.
 4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 7. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020
9. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
10. G.O.(MS) No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.
11. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
12. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
13. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
14. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
15. Demand payment Request Letter, Dated: 05.11.2024
16. Applicant. M/s. C.Sundaraswamy and Two Others (Owners), M/s. Brahmha Founndattion (POA), Demand remittance letter Dated. 09.11.2024

Fees paid Details

Centage Charge for Building	-Rs. 2500.00	Dated: 09.11.2024
Centage for Land	-Rs. 300.00	Dated: 09.11.2024
Development Charge for Building	-Rs 18600.00	Dated : 09.11.2024
Display Board Charges	- Rs. 1500.00	Dated : 09.11.2024
CC Charges	- Rs. 5005.00	Dated : 09.11.2024

ORDER

With reference to the 1st Cited letter, the applicant M/s. C.Sundaraswamy and Two Others (Owners), M/s. Brahmha Founndattion (Power of Attorney) has requested for the Revised approval of Residential building at Coimbatore Local Planning Area at Coimbatore District, Coimbatore North Taluk / Corporation, Saravanampatty Village, S.F.Nos:399/2A1A3 for an extent of site area is 6760.60 sq.m. Reference to the 3rd cited letter, the boundary of the site had been marked as "A to D", Site extent of 6760.60 sq.m. and Unit 1 to 16 Dwellings &

Club House building FSI Area of 5222.78sq.m. are already approved by the Director, (DTCP) Chennai vide B.P/DTCP No.249/2019, Dated:08.01.2020.

In this site for the Revised construction of club house building Technical concurrence was issued vide 2nd Cited letter by The Director, Directorate of Town and Country Planning Department, under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 513/2024**.

With reference to the letter 15th cited, Demand was issued to the applicant 05.11.2024. Applicant remitted the required fees and submitted remittance letter to the office on 09.11.2024 through online.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No.712/2024** and The Duration of Planning Permission **from 13.11.2024 to 12.11.2032 (8Years)**.

Revised Area of Site – 6760.60 sq.m.

Building details - Revised construction of club house building

Block Details	Existing Approved FSI Area in sqm	Revised FSI Area in sqm
Club House		
Ground Floor	202.90	200.39
First floor	202.90	200.39
Mezzanine floor	59.82	-
Total Area	465.62	400.78

Existing Approved total FSI area = 5222.78 sq.m.

Revised FSI area = 64.84 sq.m. Total FSI area = 5157.94 sq.m.

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. As per the reference 3rd cited, the OSR area – 379 sq.m. already gifted to local body as per Gift deed document No: 2919/2020, dated: 26.02.2020

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
7. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.
8. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11, the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a) Title or ownership of the site or building
 - b) Easement Rights
 - c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used
 - e) Quality of building services and amenities the construction of building
 - f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
 - a. 1.If the details given by the applicant is found to be false(or)
 - b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
 - c. Concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved Drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 18 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

13. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID.
15. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
16. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Member secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

To

The Commissioner ,
Coimbatore Corporation,
Coimbatore.

Copy to

**Thiru. C Sundaraswamy and Two Others Owners
Ms Brahmha Founndattion (Power of Attorney)
208, Nethaji Nagar 1st Street,
Karumarapalayam, Tiruppur East,
Tiruppur - 641607**

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

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The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

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What it is worth and what it costs to register.

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